



“Focus Points” of MMA Presentation to Zoning Reform Task Force

Monday, September 24, 2007

- **Massachusetts relies on cities and towns to establish and administer land use controls.**
- **Local zoning, with the ability to separate housing from commerce, or industry from agriculture, has enabled Massachusetts citizens to invest in their communities with some confidence in their future.**
- **The importance of this local control is affirmed in the Massachusetts Constitution, but undermined by state law and judicial decisions.**
- **State imposed legal limits on local land use control undermine community self-determination toward a positive future for themselves.**
- **CPA II, endorsed by the MMA, has asked communities to make their local zoning consistent with the local master plans within five years, which include specific housing elements for the first time.**
- **Municipalities can be encouraged to consider impacts beyond their borders, but that needs to be additional incentives in addition to these basic reforms, rather than imposed with them, or the opportunity for wise planning will be lost to more sprawl.**
- **Pass CPAII as a baseline and let the local conversations begin on the type of community people want and how to get there.**